

2009 Comprehensive Master Plan

APPENDICES



Adopted by City Council Resolution #09-003 - January 20, 2009

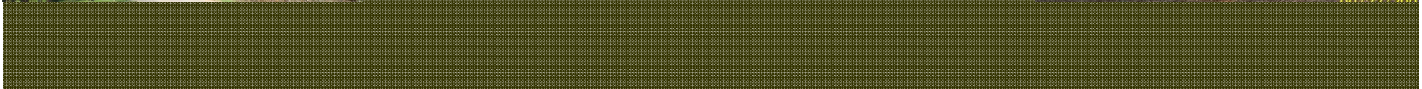
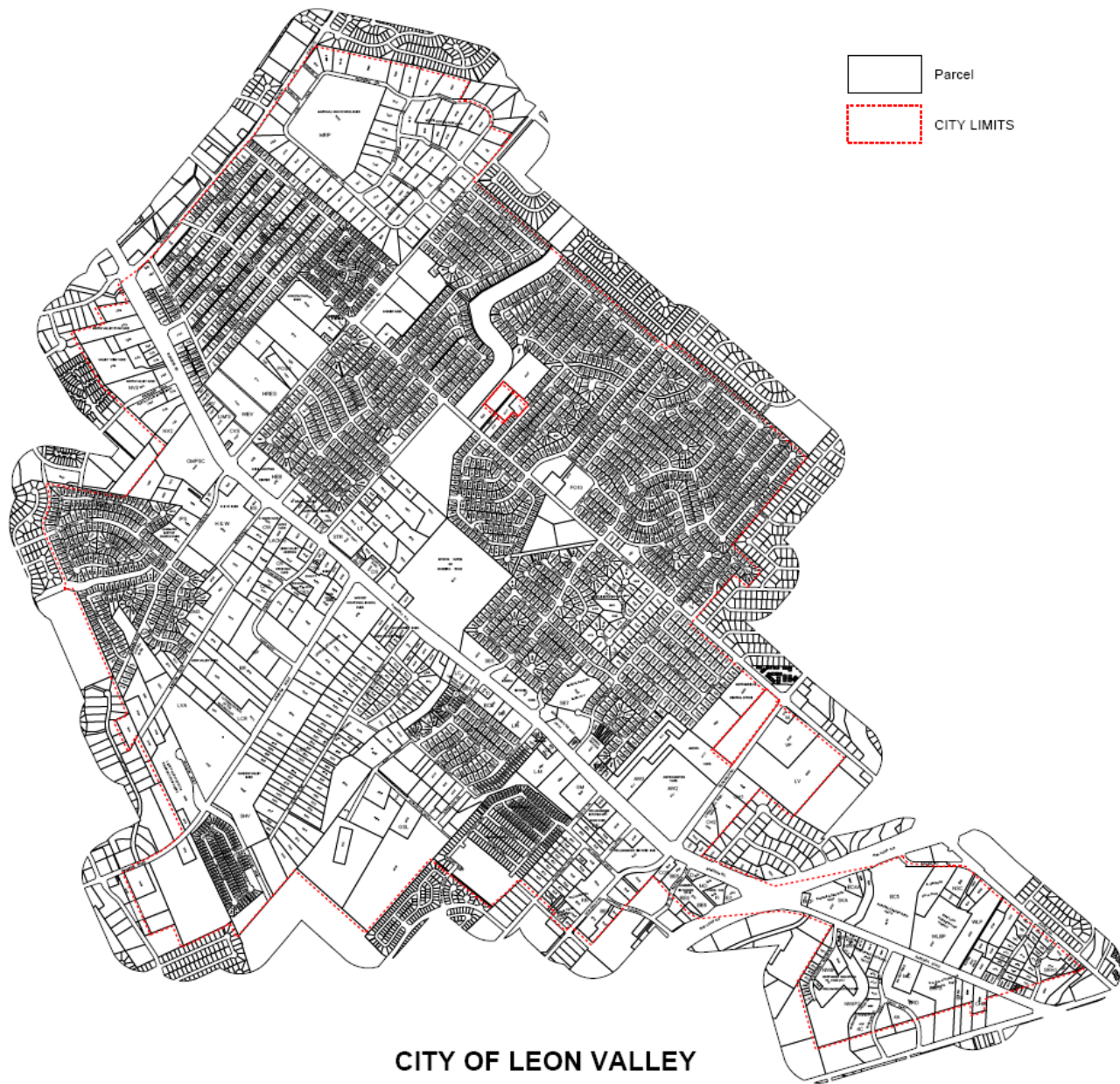


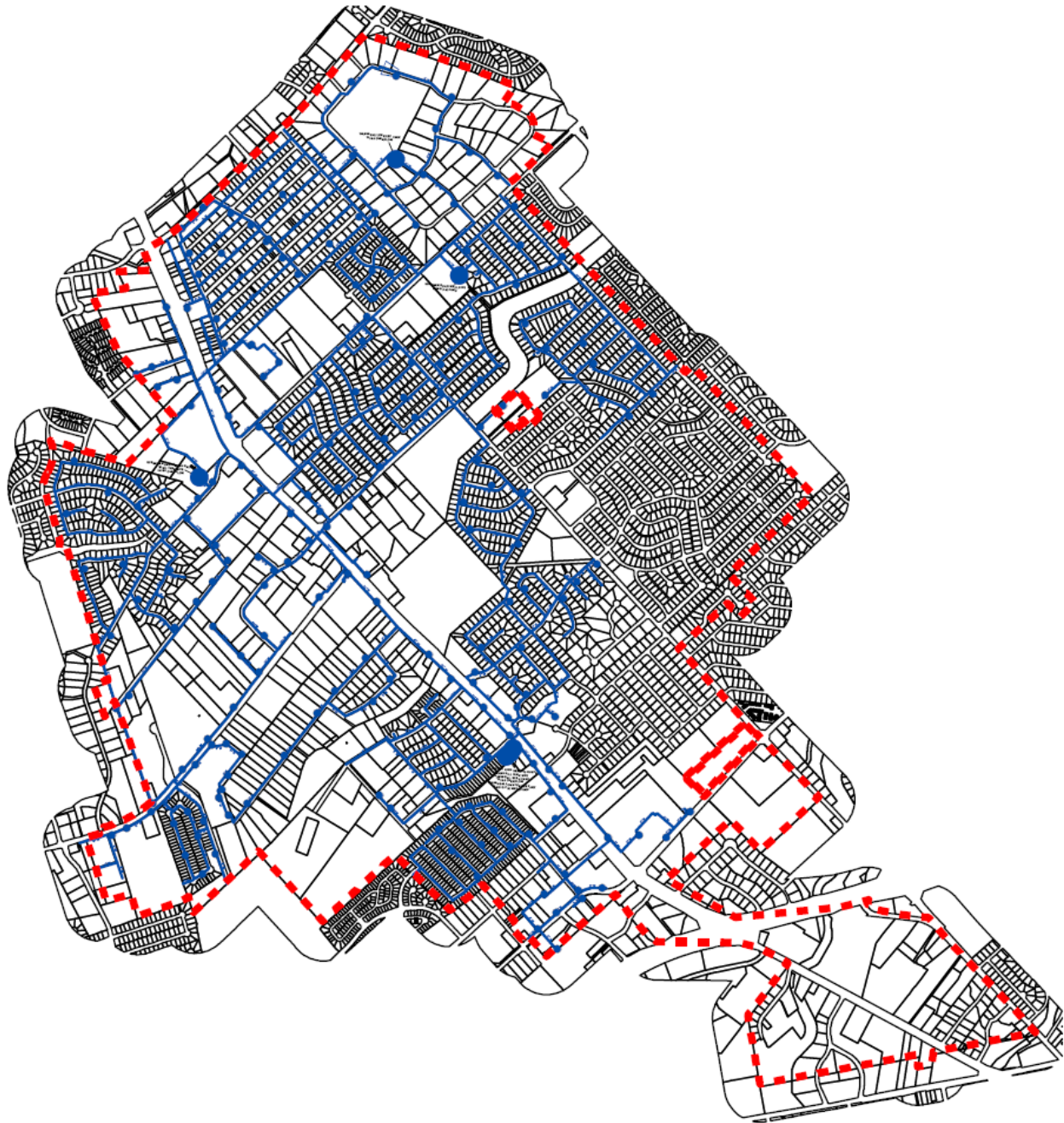
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Appendix A: PARCEL MAP OF THE CITY OF LEON VALLEY

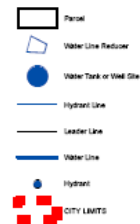


Appendix B: WATER MAP



CITY OF LEON VALLEY

WATER DISTRIBUTION SYSTEM



Appendix C: WASTE WATER MAP

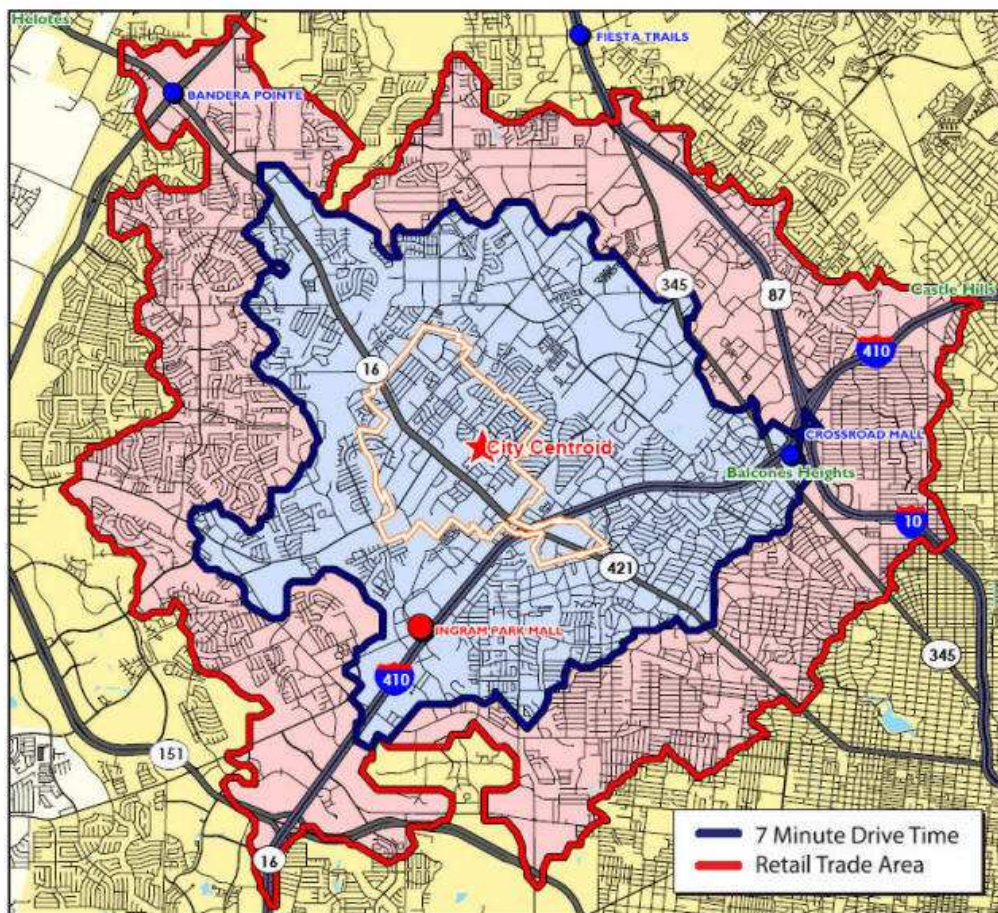


CITY OF LEON VALLEY
WASTE WATER DISTRIBUTION SYSTEM



Appendix D: Retail Map

LEON VALLEY RETAIL TRADE AREA MAP



Appendix E: UNDEVELOPED LAND MAP



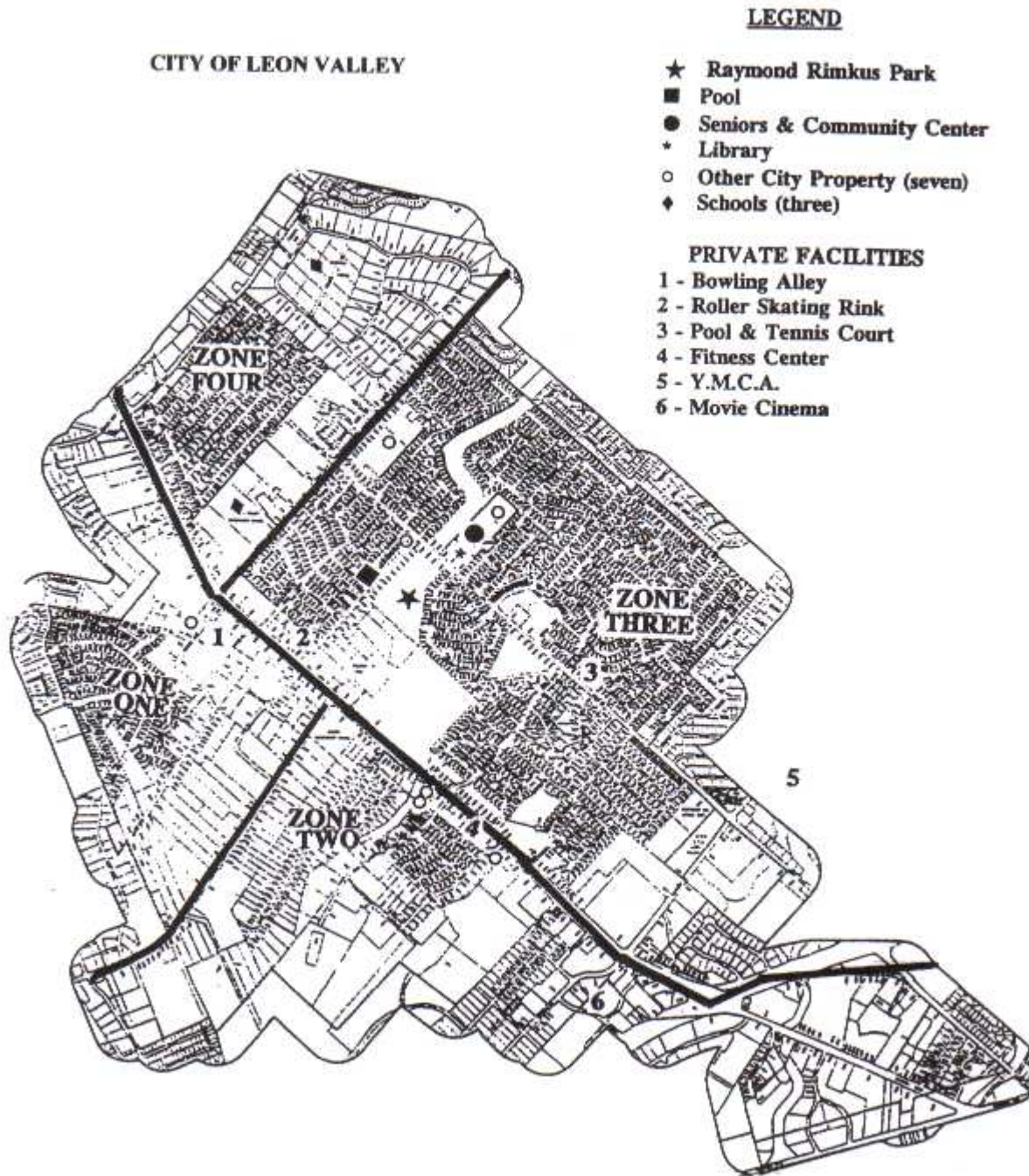
Appendix F: Subdivision Abbreviations

AV	Antonian Venture
AW	Ancira-Winton (2 & 3)
B	Barnes
BL	Bell
BR	Brundage (LVA)
BC	Bandera Center (4A & 5)
BCR	Bandera Crossing
BE	Bandera Exchange (3, 5, 6, 7, 9, 14, 16)
BH	Bandera Heights (Old Mill Subdivision)
BRD	Bandera Road Business Park
BS	Bandera Square
B/S	Bandera SASA
C	Canterfield
CHU	Chuoque
COR	Cornerstone
CR	Crossway (LVA) (1-5)
CE	Castle Estates
CH	Cherry Hill (1 & 2)
CVS	Clear Creek Village Shopping Center
CW	C. Ward
D	Daughtry
DQ	Grass Valley Dairy Queen
DS	Drugstore Subdivision (Formerly Gulf Subdivision)
EG&G	Automotive Research
ESC	El Sendero De La Cruz
EX	Exxon
F	Frazier
FI	Finkel
FC	Forest Court (1 & 2)
FL	Flores
FO	Forest Oaks (1 - 11)
GIN	Ginger
GH	Gunn-Honda
GHE	Grass Hill Estates
GP	Greenway Park
GRA	Grissom Road Annex
GSL	Good Samaritan Lodge
GV	Grass Valley (1 - 4)
GVS	Grass Valley Shopping Center
H&W	H & W
HEB	HEB
HRES	Huebner Road Elementary School
IPS	Ingram Park Station
JL	Jiffy Lube
L	Linkwood Addition
LACK'S	Lack's
LBC	Landmark Baptist Church
LIM'S	Lim's Village
LC	Lebman's Corral
LCR	Lutheran Church of the Resurrection

LE	Lee
L-M	Lincoln-Mercury
L-R	Linthicum-Rhode
LT	Leon Trace
LV	Leon View
LVA	Leon Valley Addition
LVA-C	Leon Valley Addition, Crossway (1 - 5)
LVA-K	Leon Valley Addition, Kreusal
LVA-O	Leon Valley Addition, Olney
LVA-Q	Leon Valley Addition, Quality
LVR	Leon Valley Ranch
M	Mobil
MA	Mackey
MCF	McFarlands
MD	McDonalds
MC	McCoy
MF	MedFirst
MRP	Monte Robles Park
NSC	Northside Christian Church
NV	North Valley (2 & 3)
NWIP	Northwest Industrial Park (1, 2, 2B, 4A, 4C)
OM	Old Mill (1 - 5)
P	Peterson
POSS	Poss
PP	Pavona Place (I and II)
PS	Paragon-Sawyer
R	Reeves
RE	Rollingwood Estates, Unit 1
RE-G	Rollingwood Estates, Gunn
RR	Rollingwood Ridge
RW	Rollingwood Ridge-Wurzbach Oaks
S	Sigmor
SHV	Shadow Valley
SKA	Skaggs-Albertsons
STR	Strange
SE	Seneca Estates (1 - 9)
SN	Susan Newman
SRH	SR Hodges (1 & 2)
SV	Sun Valley (1 - 3)
TI	Timberline
TS	Texas Savings and Loan
V-W	Vaughn-Watson
VP	Valley Park
WEV	Weston Village
WLBP	West Loop Business Park Phase II
WLP	West Loop Park
WV	Woodland Valley

Appendix G: Park Zones and Facilities Map

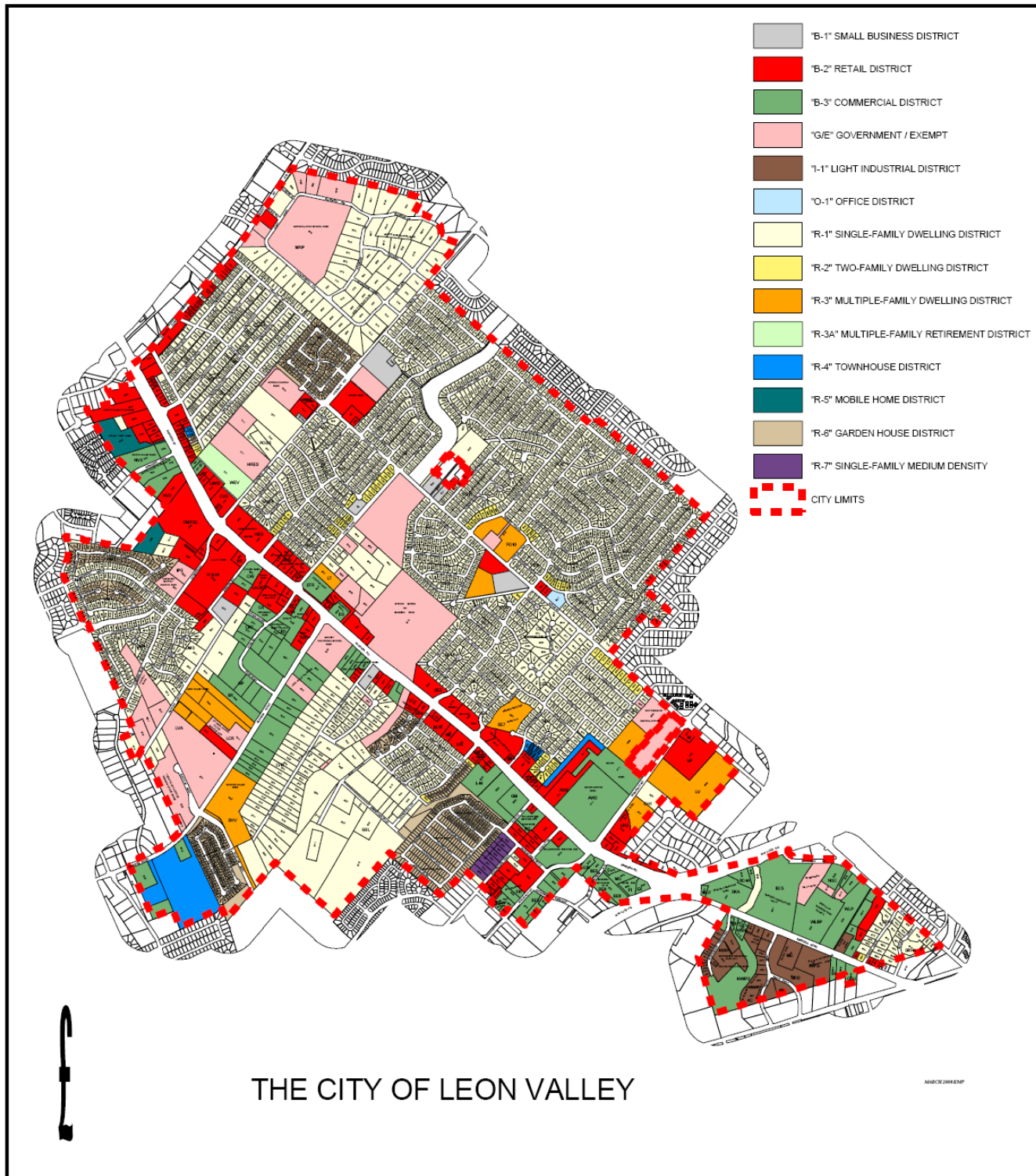
PARK ZONES AND FACILITIES MAP



UNITED G DATA

Appendix H:

ZONING AND SUBDIVISION MAP



Appendix I: DEFINITION OF ROADWAYS

Expressway - A limited access, normally grade-separated, thoroughfare designed for the movement of large volumes of vehicular traffic, operating at high speeds for long distances, connecting local or regional activity centers.

Primary Arterial - A thoroughfare which serves the high travel demand in areas that are not within close proximity to expressways.

Primary Arterials, Type A, when built to ultimate design, are six-lane roadways separated by a median for control of left-turn movements. Protected left-turn lanes are provided at all median openings, with right-turn lanes provided at those intersections with other arterials serving activity centers of medium intensity. Direct access to property abutting Primary Arterials-Type A should only be allowed in accordance with design standards and policies set forth elsewhere in the Transportation Plan or upon demonstration of extraordinary hardship.

Primary Arterials, Type B, serve those areas of the City where the acquisition of sufficient right-of-way to accommodate a Primary Arterial, Type A would dramatically disrupt or impose a negative impact on the neighborhoods adjacent to the route. The objective of a Primary Arterial, Type B is to provide three travel lanes for each direction to accommodate peak hour traffic. This can be accomplished through a variety of design, management and planning techniques, including (but not limited to) one-way couplets of parallel streets, six-lane undivided roads with less than standard size lanes, or five-lane roads with reversible middle lane for peak hour traffic. Direct access to property abutting Primary Arterials, Type B should only be allowed in accordance with design standards and policies set forth elsewhere in the Transportation Plan or upon demonstration of extraordinary hardship. A minimum of 80 feet of right-of-way is required for Primary Arterials, Type B, although greater widths up to 110 feet may be required on some segments of such primaries as determined by the proposed design of a particular segment. The design for each Primary Arterial, Type B must be in the best interest of the neighborhoods directly impacted by the roadway, based upon the public input and characteristics of the impacted area. The signalization and major intersection provisions for Primary Arterials, Type B shall be similar to the provisions for Type A.

Secondary Arterial - A thoroughfare which serves the high travel demand in areas that are not within close proximity to an expressway. These differ from Primary Arterials in that the lanes for ultimate buildout are fewer.

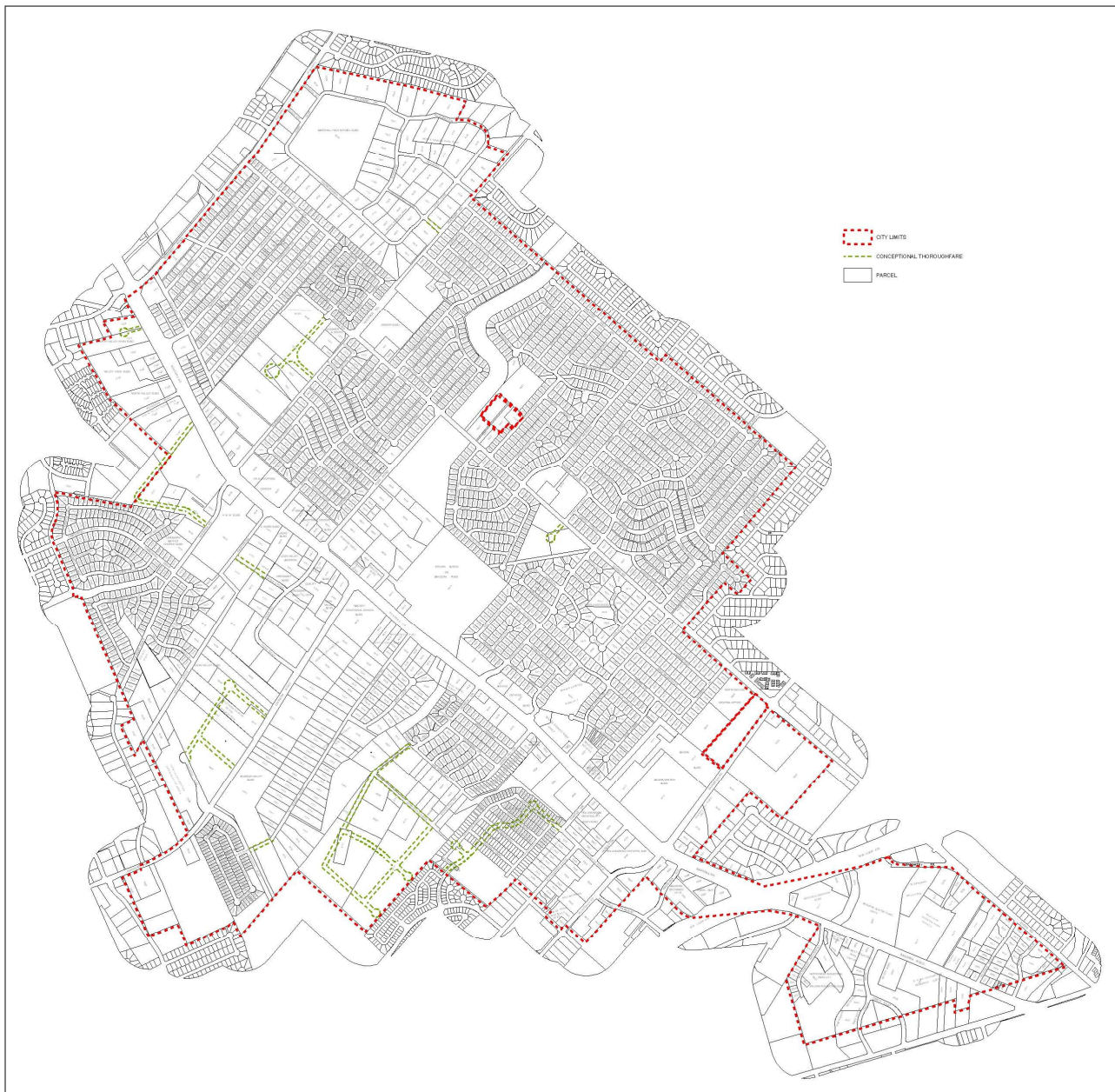
Secondary Arterials, Type A, when built to ultimate design are four lane roadways separated by a median for control of left-turn movements. Protected left-turn lanes are provided at all median openings, with right-turn lanes provided at those intersections with other arterials which serve activity centers of medium intensity. Direct access to property abutting Secondary Arterials-Type A should be limited in the same way as outlined above for Primary Arterials, Types A and B.

Secondary Arterials, Type B, serve those areas of the City where, as in the case of Primary Arterials, Type B, the acquisition of sufficient right-of-way to accommodate a Secondary Arterial, Type A would dramatically disrupt, or impose a negative impact on the neighborhoods adjacent to the route. Direct access to property abutting Secondary Arterials, Type B is also limited in the same manner as described above for Primary Arterials. A Secondary Arterial, Type B will normally be a four-lane, undivided roadway with a minimum of 60 feet of right-of-way required. Greater right-of-way widths of up to 86 feet may be required on some segments of such secondaries based upon the impact of a particular segment. Unique situations in some areas of the City may result in an alternate design of a Secondary Arterial, Type B, such as one-way couplets. The signalization and major intersection provisions for Secondary Arterials, Type B shall be similar to the provisions for Type A.

Collector Street - A roadway designed to provide direct access to residential, commercial, industrial, and other activity areas with a primary function of collecting and distributing traffic between local access streets and the major thoroughfare system.

Local Access Street - A roadway (primarily a residential street) designed to provide direct access to individual homes, shops, abutting land and similar minor traffic destinations, with no provision for through traffic.

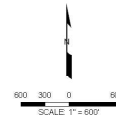
Appendix J: CONCEPTUAL THOROUGHFARE EXTENSION PLAN



LEON VALLEY
TEXAS
SMALL TOWN HOSPITALITY. BIG CITY ADVANTAGES.
6400 St. Vincent Road • Leon Valley, TX 78026
www.ci.leon-valley.tx.us

AUGUST, 2004

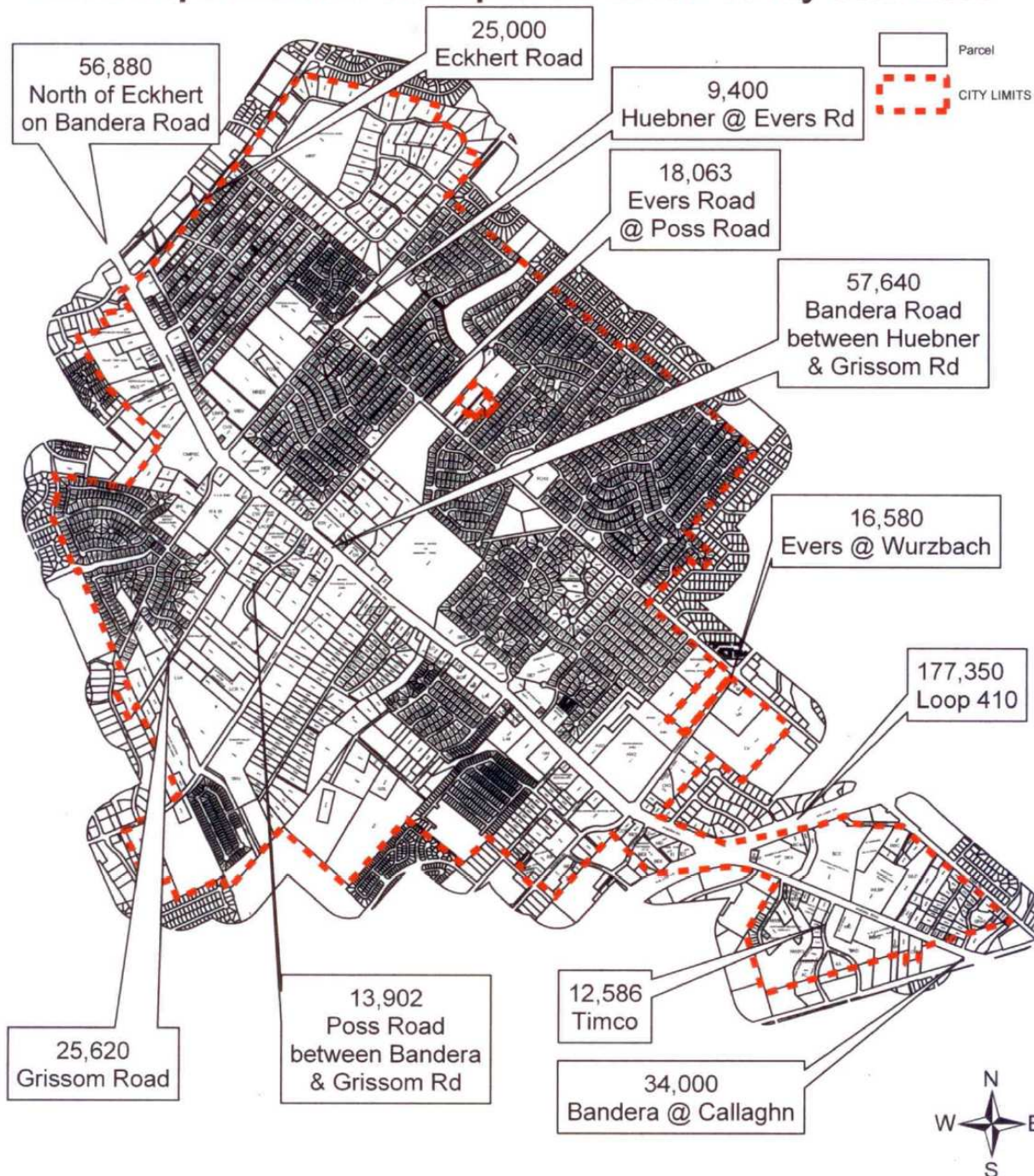
CITY OF LEON VALLEY
CONCEPTUAL THOROUGHFARE



stewart
geo technologies

Appendix K: TxDot Daily Traffic Counts 2005

CITY OF LEON VALLEY ANNUAL AVERAGE DAILY TRAFFIC Texas Department of Transportation/Leon Valley Staff 2005



Appendix L: MPO Walkability Study 2008



City of Leon Valley Walkable Community Workshop Report July 21, 2008

The San Antonio-Bexar County Metropolitan Planning Organization's (MPO) Walkable Community Program is modeled after a national program that encourages communities to design for safer and more welcoming accommodations for pedestrians. Goals of our local Walkable Community Program are to:

- 1) Help the community better understand their walking and bicycling environment.
- 2) Help the community identify infrastructure improvements that can be made to improve walking and cycling.
- 3) Serve as an educational process for local infrastructure and operational programs that are available through the various public agencies.
- 4) Serve as a two-way communication forum between the community and the transportation agency staffs.

The program is intended to assist communities in identification of issues residents single out as important to the community. It is the intent to have as many resources available at the workshops as possible. The workshops are an opportunity for residents to meet and discuss issues that may be limiting the mobility of the community.



Study Area Description and Background Information



The study area is the City of Leon Valley which covers 3.2 square miles. Included in the study area is a 36-acre natural area. Points of interest include the Huebner-Onion Homestead and Stagecoach Stop which were added to the National Register of Historical Places in 2005. This area abuts the remaining natural area as well as the Raymond Rimkus Park.

The city is divided by Bandera Road and Loop 410. Bandera Road is the main artery for the City, providing the sales and property tax revenues needed to provide city services. There are 9,239 residents who call Leon Valley home as of the 2000 census.

The governing body consists of the Mayor and five council members. Mayor Chris Riley and two council members, Irene Baldridge and Cathy Nelson attended the workshops as did the City Manager, Lanny Lambert. Leon Valley has its own Public Library, Community Center, Conference Center, and Public Works facility. The City of Leon Valley was incorporated on March 31, 1952, and is involved in a number of efforts to assist in planning for the future.

The MPO workshops served to intensify the on-going efforts to make Leon Valley a pedestrian friendly community. Other endeavors underway by Leon Valley include the "El Verde by 2020" program, a \$59,499 grant from the Texas Parks and Wildlife Department's National Recreational Trails Fund and a Sustainable Design Assessment Team (SDAT) program. Leon Valley is also working with the City of San Antonio on a joint project to develop park space that borders both cities. These efforts show the commitment to a systematic planning effort for Leon Valley's growth and development.



This workshop demonstrates that the City of Leon Valley's governing body's willingness to listen to residents' ideas and concerns for the future. As this region expands, the City of Leon Valley is showing its ability to lead in the effort to plan for a walking and bicycling friendly community. Smart growth supports healthy neighborhoods.

Community Outreach

Kristie M. Flores, Interim Director of Development Services, provided the outreach to the community for the Workshop. Information was available on Leon Valley's website as well as on the electronic banner in front of City Hall. The goal was to attract residents from each neighborhood to the workshop to consider how best to connect each neighborhood better to the parks system and each other.

Walkable Community Workshops

Two workshops were held. The first workshop was held on June 14, 2008 at City of Leon Valley City Hall. At that time the MPO provided a presentation explaining the concept of a Walkable Community. Topics included availability of sidewalks, placement and types of crosswalks and the benefits of including bicycle facilities in transportation planning.

The Alamo Area Council of Governments (AACOG) also presented programs they have available. These included River City Ride Share, the Walking School Bus and the Green Patrol. Both presentations included information Leon Valley can adopt to assist in the goal of becoming a more walkable community.

The workshop ended with everyone participating in a walkabout to integrate the information from the presentations into the facilities that exist in the city. There were seventeen participants at the first workshop and a good deal of interaction during the presentations and the walkabout.

The second workshop was held on June 28, 2008. MPO partner agencies providing assistance with facilitating the mapping exercise included AACOG, Bexar County, Texas Department of Transportation and VIA Metropolitan Transit. The maps developed by the MPO were 34" X 4" and provided the twelve participants an aerial view of Leon Valley. There were three work groups, each with two agency facilitators. Residents of the community exchanged ideas and information about the current transportation system and where they had concerns.

Participants at the workshop demonstrated a sincere desire to be involved with their city. The discussions illustrated interest in the Smart Growth type of development which is an urban planning and transportation theory that avoids urban sprawl and advocates compact, transit-oriented, walkable and bicycle-friendly land use. It includes mixed-use development with a range of housing and retail choices all connected with a comfortable and inviting sidewalk network. This type of planning preserves and enhances natural and cultural resources and promotes public health.

Each workgroup reported to the full assembly their top priorities for improvements in Leon Valley. Those priorities are listed in the table below.

Table 1
List of Infrastructure Improvements Identified

	Identified Objective	Proposed Project Description						
1.	Hike and Bike opportunities	<p>Connection needed from Raymond Rimkus Park, through the natural area, under Bandera to Huebner Creek that connects to the new Crystal Hills Park (This objective was identified in all three workgroups)</p> <p>Flood control west of Bandera Road</p> <p>Develop long range plan for Huebner Creek area</p> <p>Desired bike corridors identified:</p> <table><tr><td>Eckhart</td><td>El Verde</td></tr><tr><td>Evers</td><td>Grissom</td></tr><tr><td>Huebner (extend)</td><td>Wurzbach</td></tr></table>	Eckhart	El Verde	Evers	Grissom	Huebner (extend)	Wurzbach
Eckhart	El Verde							
Evers	Grissom							
Huebner (extend)	Wurzbach							
2.	Bandera Road	<p>Transform Bandera Road from Loop 410 to Eckert into a pedestrian friendly corridor that benefits economic development which supports an identifiable downtown: to include but not limited to increasing the number and timing of pedestrian friendly crossings, speed reduction, additional sidewalks, and providing a safe pedestrian and cycling passage under Loop 410</p> <p>Engage the Texas Department of Transportation in planning for a more walkable Bandera Road</p>						

3.	Evers Road	<p>Include bicycle facilities from Callaghan to Huebner</p> <p>Sidewalk improvement from Forest Meadow to Forest Way</p> <p>Intersection improvements needed at Forest Meadow intersection</p> <p>Traffic calming and speed reduction needed from Loop 410 to Huebner</p> <p>Consideration of raised crosswalk near/or at Poss intersection</p>
4.	Huebner	<p>Sidewalk needed in front of the Leon Valley Elementary School and the seniors' facility</p> <p>Include bike facilities by Marshall High School to promote cycling</p>
5.	Rue Francois	Traffic calming between Bandera and Evers
6.	Old Mill Subdivision	Connectivity to parks and other neighborhoods needed
7.	Linwood Road and surrounding subdivision	Possible connectivity to park system through utility easements

Walkabout: June 14, 2008



Examples of Walkable/Bikeable Community





Maintaining Green Space



Developing Downtown Identity



Adapting existing facilities



Potential Funding Sources

There are no guaranteed funding sources for projects identified through the Walkable Community Program (WCP). All parties understand that the implementation of any of the Walkable Community Workshop recommendations is dependent upon approval by the City of Leon Valley and on the availability of funding.

Nonetheless, good planning has its own rewards in that the affected community begins working together with transportation agencies to identify and prioritize their transportation needs for cars, buses, walking and bicycling. This report represents the community speaking with one voice to assist elected officials and potential funding entities in seeking solutions to their transportation needs. Sharing project costs among several funding sources may be the best opportunity for funding above mentioned projects. Potential funding sources might include:

San Antonio – Bexar County Metropolitan Planning Organization

- Surface Transportation Program – Metropolitan Mobility (after 2012)

Texas Department of Transportation

- Statewide Transportation Enhancement Program
- District Discretionary Funds
- Category 2 Metropolitan Corridor Projects

Bexar County

- Special Road and Bridge Fund
- Farm to Market and Lateral Road Fund
- Future Capital Projects Bond Fund

City of Leon Valley

Private Funding

- San Antonio Area Foundation
- The Meadows Foundation
- Robert Wood Johnson Foundation
- Local Private Companies

Next Steps

Copies of this report are being provided to the City of Leon Valley, Alamo Area Council of Governments, Bexar County, San Antonio-Bexar County MPO Transportation Policy Board, Texas Department of Transportation and VIA Metropolitan Transit. We encourage the City of Leon Valley to consider the recommendations in this report in planning for funded projects in the future. The MPO also suggests the report be shared with residents of Leon Valley.

The future is forever becoming the past. Planning for the future is a dynamic process. Planning for a healthy environment ensures a healthy community. The MPO supports the City of Leon Valley in planning for the future.

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Appendix M: PARK MASTER PLAN

2005

Master Plan

Parks, Recreation and Open Space

Leon Valley, Texas

Draft

Prepared By

Leon Valley Parks Commission



Statement of Purpose

The City of Leon Valley, Texas encompasses approximately 3.5 square miles of an increasingly urbanized area in the Northwest quadrant of Bexar County, Texas. Increasing residential growth and declining availability of suitable parkland has resulted in an urgent need to seek additional parkland and recreational resources to meet current and future needs.

The role of parkland and recreational resources in maintaining the health and well being of a community like Leon Valley is universally recognized. Accessibility to parkland and recreational resources is an important consideration in the design and location of these resources, as Bandera Road (Texas Highway 16) creates a significant and serious barrier to pedestrian and cyclist travel between Northern and Southern areas of Leon Valley.

The role of appropriate planning for parkland and recreational resource acquisition, development and maintenance is well recognized. The purpose of this plan is to identify current and future community recreational needs, and to recommend additional acquisitions and development necessary to meet current and future needs. This plan seeks to detail and quantify needed improvements, to suggest funding options and the prioritization of enhancements over a ten-year period. Formal Updates to this plan are recommended at minimum 5-year increments, however a continual annual review process is highly recommended.

Planning Methodology

Parks, Recreation and Open Space planning for Leon Valley attempts to follow Texas Recreation and Parks Account (TRPA) program guidelines ¹ and Recreation, Park and Open Space Standards and Guidelines – National Recreation and Park Association (NRPA) ² in determining appropriate community parkland and recreational resource developmental standards. The plan will address jurisdiction wide needs and follows previously designated Neighborhood Park Zoning designations (Park Zones 1-4) ³. Supporting documentation including Demographics data and estimates, applicable ordinances, maps and other applicable information are included.

Needs assessment uses a combination of demand, standard and resource-based approaches. Recommended acquisitions and/or enhancements are prioritized and based on need, acquisition and maintenance cost factors, aesthetics, established community standards, security and safety considerations. Accessibility, connectivity and compatibility issues are included as consideration and design factors. The needs assessment process seeks an appropriate balance of recreational resource availability including athletic, picnic, walk and roll and garden facilities along with wildlife and native plant habitat.

¹ Park, Recreation, and Open Space Master Plan Guidelines – **Texas Recreation and Parks Account Program (Revised December 2001)**

² Recreation, Park, and Open Space Standards and Guidelines – **National Recreation and Park Association (NRPA)**

³ Leon Valley 2003 Master Plan, p 69 **Park Zones**

**Leon Valley Parkland and nearby
Recreational resources**

1. N W Little League Park, Poss Road (Extensive Little League Baseball Field & facilities)
Leon Valley, privately owned and operated.
2. YMCA (Wurzbach Rd. facility)
3. N W Little League facility (adjacent to O P Schnabel Park, Bandera Rd City of SA)
4. O P Schnabel Park, Bandera Rd., City of SA)
5. Leon Creek trail (Bandera Road)
6. 36-Acre Natural area leased to LV Historical Society. Although not technically parkland, it nevertheless serves as a recreational and educational resource as terms of the lease require availability to the public and LV Historical Society plans include providing nature based educational activity. Adjacent to LV Raymond Rimkus Park, hike and bike trails planned along the tract perimeter will link with similar trails in Rimkus Park and perhaps with similar trails extending along Huebner Creek linking with developing Shadow Mist and other LV Parkland.
7. John Marshall H S
8. Leon Valley Elementary School
9. Pat Neff Middle School (Evers Rd & NW Loop 410)
10. New Elementary School (Grissom Road)
11. Golds Gym (Bandera Road) Leon Valley, privately owned and operated.
12. Leon Valley Swimming Pool (Currently leased to and operated by the Leon Valley Community Association)
13. Forest Oaks Tennis Court. Leon Valley, privately owned and operated
14. UTHSC Lighted walking/jogging trail. Wurzbach and Babcock Roads.
15. Golf Course adjacent to O P Schnabel Park (Bandera Road)
16. Forest Oaks Swimming Pool. Leon Valley, privately owned and operated.

Footnote: It should be noted that nearby Northside Independent School District athletic facilities and fields are increasingly secured and inaccessible to Leon Valley and area residents. This has significantly increased usage of Leon Valley parks and recreation resources.

Raymond Rimkus Park Facility

1. Walking/Jogging trail (Approximately ¼ mile track)
2. Picnic Facilities: Northern sector: 12 picnic tables w/ BBQ pits (2 bear disabled signage), 1 Pavilion w/ fixed perimeter seating, 12 tables, electrical power outlets, BBQ Grill and

ash pit. Southern sector: 10 picnic tables w/ BBQ pits, 1 pavilion w/2 anchored tables & BBQ pit.

3. Children's playground: Main facility includes 2 metal swing sets, 2 picnic tables, 4 benches, 3 single slides, 1 multiple slide/climbing unit, 1 climbing dome, 1 see-saw, 1 merry-go-round. Southern sector facility includes 3 slides. There is a freestanding swing set adjacent to the main pavilion area.
4. Basketball courts (2 half-court facilities)
5. Mixed-use fields (Soccer, Football, Jai Lai, Cricket, T-ball, Kite flying & misc.) Contains 3 soccer goal sets and includes 2 bleacher sets.
6. Tennis courts (2) (Enclosed and full featured including two benches)
7. Baseball/Softball field including 2 portable bleacher sections
8. Volley ball court
9. Horse shoe pit
10. Rotary Club proposes the addition of a state-of-the-art, six pod, disabled accessible children's playground to be located adjacent to current children's playground.

Resource Utilization Observations

Park facility usage estimates are based on rental and reservation records maintained by the City of Leon Valley and observations over an extended period. Significant utilization by various area organized athletic groups is not reflected in rental and reservation records. This is particularly true of the mixed-use fields area. Other heavily used areas include hike and bike trails, picnic facilities, playground, and basketball courts. Moderate utility has been observed of the ball field, tennis and volleyball courts.

A park survey distributed to Leon Valley residents via the Leon Valley Lion's Roar, a community newsletter, seeks to establish utility trends, needs assessment, and preferences among City of Leon Valley residents. Overall usage estimates are based on this sampling, residential density, rental/reservation records, accepted NRPA standards, maintenance requirements and observation.

Many current Raymond Rimkus Park facilities are essentially multi purpose capable and used accordingly. The multiple use fields area are typically used for Soccer, youth Football, Jai Lai, Cricket along with a variety of incidental activity. Local schools, YMCA, Pop Warner, Churches, and similar youth and adult athletic programs for both practice and games heavily utilize these fields. The Softball field supports Softball, Baseball and T-Ball, and the trail system is used by walkers, runners, pet walkers and cyclists. Much of this park, and facilities, lies within a flood plain and together with heavy usage presents a significant playing-surface maintenance challenge.

The Leon Valley Community Pool is currently leased to and operated by the Leon Valley Community Association. Major maintenance, and equipment acquisition, involves the Leon Valley Public Works Department.

Leon Valley Citizen's Park Survey

During August 2005, a Leon Valley Citizens Park Survey form was distributed as an insert to the City of Leon Valley *Lion's Roar* quarterly publication. This survey sought to sample Leon Valley citizen's utility, perceptions and preferences relating to the existing Raymond Rimkus Park, available facilities and future parkland needs. The following information reflects a compilation of survey forms received.

Total Received Survey forms: **195**

175 (90%) of survey respondents report using Raymond Rimkus Park.

Specifically, **73** report using picnic facilities, **26** use pavilions, **166** use paths, **70** use playgrounds, **29** Basketball courts, **21** Tennis courts, **19** multi-use fields, **12** softball field, **8** Volley Ball courts, and **4** utilize the garden area.

135 (69%) respondents consider park facilities adequate while **57 (29%)** do not. Of those citing inadequate facilities **12** indicated a need to update and enlarge playgrounds, **11** cited a need to improve the rocky trail section at Rimkus Park, and **11** requested additional lighting.

136 (70%) respondents indicated access to Rimkus Park was adequate while **32** thought access needed improvement. **30** of those citing a need for improvement indicated additional trails was their preference, **20** cited a desire for a Poss Road sidewalk adjacent to the park, **11** cited a need for additional parking, and **11** indicated a preference for improved handicapped access.

159 (81%) indicated visits to Raymond Rimkus Park were considered a safe and enjoyable experience while **7** indicated otherwise.

134 (69%) respondents indicated support for the acquisition of additional Leon Valley parkland. **94** chose picnic facilities, **92** playgrounds, **70** pavilions, and **51** write-ins for additional trail development as preferences for facilities in newly developed parkland.

137 (70%) indicated a desire for hike and bike trails linking residential areas with Leon Valley parkland.

Note: Additional miscellaneous preferences were indicated. Each was small in number or reflected choices already developed or planned. Space constraints prevent a complete rendering of all comments, but these remain available for continuing review. Survey participants contribution in the development of the parks master plan is gratefully acknowledged.

Leon Valley Demographics

Demographics Estimates for the City of Leon Valley are drawn from compilations by the Leon Valley Development Dept., Leon Valley Public Works Dept., Leon Valley Public Library with assistance from the Texas State Data Center and Office of the State Demographer of UTSA.¹ and based on American Fact Finder DP-1 **Profile of General Demographics Characteristic: 2000** Data Set: Census 2000 Summary File 1 (SF-1) 100-Percent Data ² U. S. Dept. of Commerce **Census 2000** ³ **Leon Valley Community Profile** ⁴

The following information is a projection based on future water demand, U. S. Census Data, Platted properties and an evaluation of existing vacant land and associated zoning. These are some of the many tools used to project population. *It is certain that these numbers will need to be revised* as more information becomes available.

Census information reveals:

- **1990** survey reported a population of **9581**
- The **Census** Dept. projected a 30% increase in population from 1990 to 2000 to **12,455**
- The 2000 survey reported a population decrease of 3.6% from 1990 to 2000 to **9,239**
- Projections for 2000 to 2010 are for a 2% increase in population to **12,704**
- Projections for 2010 and 2020 predict a 1% decrease in population to **12,577**

Platting activity and current inventory of developable land and projected land use assumptions, indicates a total of 6 areas comprised of 145 acres prime for residential development. Current platted lots ready for development with an associated potential population increase of approximately **1,242**.

Based on vacant land and projected use assumptions an additional **1,321** new residents are projected for a total build out population of **11,802**.

Using these three resources, the average estimated and ultimate population at maximum build out is **13,650 or 4.8% higher** than the current **2000** census figure of **9,239**.

¹ Demographics Estimates for the City of Leon Valley, ² DP-1 Profile of General Demographic Characteristics: 2000 Data Set: Census 2000 Summary File 1 (SF-1), Geographic Area: Leon Valley city, Texas, ³ U. S. Department of Commerce, Economics and Statistics Administration, U. S. Census Bureau, ⁴ Leon Valley Community Profile October 2002

Park Zones and Facilities

City of Leon Valley

The City of Leon Valley is divided into four (4) park zones for the purpose of facilitating planning intended to provide parkland and recreational resource access to various sectors of the city in as equitable manner as possible. Each of these park zones are bounded by both city boundaries and major thoroughfares that course through Leon Valley, creating accessibility challenges to the central Raymond Rimkus Park.

The entire city of Leon Valley is considered a single community park zone in comparing park and recreational resources against published National Recreation and Parks Association (NRPA) guidelines¹. Based on current evaluations, additional parkland and recreational resources are needed to meet suggested NRPA guidelines, and Leon Valley Ordinance No. 03-032, Chapter 24-Subdivision & Plats P34, requires that additional parkland be located within park zones one, two and four.

Raymond Rimkus Park serves the Leon Valley community as well as area residents estimated to total 30,000. Based on commonly accepted NRPA 10-acre per 1,000 standards, Leon Valley additional parkland need is estimated at 278 acres. Even considering a minimum 3-acre per 1,000 standard, estimated additional parkland need is 68 acres

In 2003, the 36-acre Huebner/Onion tract was declared a natural area. The City of Leon Valley to the Leon Valley Historical Society has leased this tract. Development is limited to a trail around the tract perimeter and will be utilized as an educational and natural resource. A wildlife and eco system management plan is being assembled since several wildlife and native plant species exist within the tract. It is anticipated that tract trailheads will connect with existing Rimkus Park trails and additional planned trails along Huebner Creek. Several wildlife species bed within this tract and depend on the corridor represented by the Raymond Rimkus Park and Huebner creek to travel and feed requiring a coordinated approach to wildlife management.

The Leon Valley Community Pool is currently leased to and operated by the Leon Valley Community Association. The Leon Valley Public Works Department addresses major maintenance and equipment acquisition issues.

Leon Valley Park Zone One

Bounded on the North by Grissom Road (FM-471), on the East by Bandera Road (SH-16) and on the South and West by the City limits.

City of Leon Valley officials from The Ridge at Leon Valley developers accepted funds in lieu of parkland development². A current search for acceptable parkland to serve this area is underway.

Shadow Mist Subdivision parkland dedication (2.7524 Acre) located at southeastern edge of Shadow Mist subdivision and bounded by Leon Valley City limits.

Leon Valley Park Zone Three

Bounded on the North by Huebner Road, on the West by Bandera Road (SH-16) and on the South and East by the City limit.

Raymond Rimkus Park is located in LV Park Zone Three bounded by Evers Road, Poss Road, the Sun Valley subdivision, private land, and the 36-acre natural area parcel leased to the Leon Valley Historical Society. Huebner Creek courses through the Northwestern sector of Rimkus Park, parallel to Poss Road.

Leon Valley Park Zone Four

Bounded on the South by Huebner Road, on the West by Bandera Road (SH-16) and on the North and East by the City limit.

¹ Recreation, Park, and Open Space Standards and Guidelines. **National Recreation and Park Association (NRPA).**

² Leon Valley Ord. No. 03-032, Chapter 24-Subdivision & Plats, December 2, 2003, Requirements for Park Land dedication or payment of fees in lieu thereof. **City of Leon Valley.**

Park Zones & Facilities Map

Leon Valley, Texas

Legend

- * Raymond Rimkus Park
- Leon Valley Pool
- Community Center
- Library
- ◆ Schools
- ▽ Shadow Mist Park

5



Private facilities

1. Bowling Alley
2. Roller Skating Rink
3. Forest Oaks Pool/Tennis Court
4. Fitness Center
5. YMCA facilities
6. Cinema
7. N. W. Little League

Leon Valley Parks, Recreation and Open Space Objectives

- Design Leon Valley parks, recreation and open space resources that attend to the health and well being of citizens. Resources should meet local needs while providing a safe, secure and aesthetically pleasing experience for users.
- Seek improved distribution, diversification and accessibility of parks and recreation resources.
- Seek expanded open space and trail development to serve Hike and Bike enthusiasts while preserving natural wildlife and native plant habitat. Trail placement would ideally improve connectivity between residential, commercial, parkland and recreational areas.
- Seek, and promulgate, parkland and recreational resource usage regulations that will ensure the safety and tranquility of park users, nearby residential and commercial areas, wildlife, and ensure adequate natural recovery intervals between usages as well as discourage vandalism and littering.
- Encourage Leon Valley resident participation in planned and organized parkland activity consistent with usage regulations.

Recommendations

Leon Valley Parks, Recreation and Open Space development recommendations are listed in this section. Included are recommendations for specific parkland acquisition, enhancement, improvement, and development projects along with suggestions relating to Leon Valley parkland operation, maintenance and regulatory issues. Detailed recommendations including estimated costs, phasing, prioritization and location are included in an appended matrix and/or site maps to facilitate planning and adjustment.

- It is recommended that Huebner Creek land from the Northern Leon Valley city limit to the Raymond Rimkus Park boundary, and continuing from Bandera Road to private property boundaries be declared Leon Valley Parkland.
- Reaffirm Leon Valley Parks and open space operating hours as 7 AM to sunset. Limited usage hours serves to protect nocturnal wildlife feeding and movement, reduces security and maintenance requirements and provides a natural recovery cycle for parkland.
- Establish wildlife protection rules including anti wildlife harassment definitions, pet leash requirements and the exclusion of pets from defined natural areas.
- Recommend the adoption of playground safety standards detailed in U. S. Consumer Product Safety Commission Handbook for Public Playground Safety publication ¹.
- Reaffirm vendor restrictions within Leon Valley parkland.
- Reaffirm, or establish, regulations prohibiting unauthorized signage within Leon Valley parkland.
- Reaffirm and define rules relating to noise pollution, nudity, profanity, alcohol or drug use, demonstrations, graffiti, harassment, destruction of property, and disorderly or lewd/lascivious conduct.
- Establish regulations relating to the introduction of non-native plant species in Leon Valley parkland.
- Reaffirm restrictions on the use of artificial lighting within Leon Valley parkland except as required by the City of Leon Valley for security purposes.
- Incorporate public safety regulations to minimize fire risk and the introduction of toxic substances.
- Establish aesthetic standards for Leon Valley parkland consistent with community standards and codes.
- Establish regulations against the use of motorized vehicles, explosives, pyrotechnic devices or propellant driven devices within Leon Valley parkland.
- Strengthen, and enforce, park resource reservation system to ensure that organized user groups do not monopolize resource use or avoid remitting rental fees.

- Continue initial talks with City of San Antonio relating to a possible joint venture in developing a regional park, including the Shadow Mist parkland and adjacent land located within the City of San Antonio.
- Develop Shadow Mist Park 3,4, Shadow Mist Park Site Plan A2
- Review three (3) identified parkland acquisition options in the Seneca III/Ridge at Leon Valley subdivision area.
- Improve pedestrian access to Raymond Rimkus Park with addition of sidewalk along Poss Road adjacent to park, and improved no-parking off-loading site in proximity to main pavilion area. Explore available grant qualification; Provision of facilities for pedestrians and bicycles 2, LV Site Map A1
- Upgrade Raymond Rimkus Park playground to meet U. S. Consumer Product Safety Commission standards 1,5, Raymond Rimkus Park Site Map A2
- Create Hike and Bike trails along Huebner creek from Northern Leon Valley City limits to Evers Road. Explore available grant qualification; provision of facilities for pedestrians and bicycles 2, LV Site Map A1
- Create Hike and Bike trails along Huebner creek from Bandera Road south to juncture with private property. Explore available grant qualification; provision of facilities for pedestrians and bicycles 2, LV Site Map A1.
- Seek private owner waiver to permit the construction of Hike and Bike trail continuation along Huebner creek southward. LV Site Map A1
- Expand existing basketball court at Raymond Rimkus Park (south of tennis court) to regulation length, and resurface. Raymond Rimkus Park Site Map A2
- Add two pet watering stations in proximity to existing Raymond Rimkus Park restrooms. Raymond Rimkus Park Site Map A2
- Incorporate wildlife corridors in the design of any future Huebner creek bridge modifications (Evers and Bandera roads). Explore availability of grant funding detailed in Texas Department of Transportation, Statewide Transportation Enhancement Program, 11 b) Environmental mitigation to reduce vehicle-caused wildlife mortality while maintaining habitat connectivity 2.
- Establish wildlife viewing platform at juncture of Raymond Rimkus Park and 36-acre Natural Area (northwestern junction). A raised platform with railing, perimeter seating, ramp, and signage identifying native wildlife would serve to provide excellent wildlife viewing adjacent to an area often frequented by deer, birds and other wildlife. The raised platform would permit viewing wildlife during maximized grass growth periods without unduly stressing wildlife. This facility would also serve to accommodate educational efforts relating to Leon Valley parkland, resident flora and fauna, and related issues. Drawing A4, Raymond Rimkus Park Site Map A2
- Seek additional native tree donations to add to Leon Valley parkland and trails.
- Create treed groves with benches at selected Raymond Rimkus park locations. Site Map A2
- Seek acquisition of additional identified parkland sites for future development as skate and pet parks. Raymond Rimkus Park Site Plan A2

- Review existing Raymond Rimkus Park Garden usage regulations. Consider defining users responsibility for weed control on assigned plots and adjoining pathways, imposing controls for the introduction of toxic materials, and the introduction of materials or devices not directly related to cultivation requirements.
- Addition of an aesthetically pleasing sign assembly at Poss Road capable of accommodating official Leon Valley City, Park Commission and Civic Affairs Committee park activity announcements. Raymond Rimkus Park Site Plan A2
- Seek acquisition of additional identified potential parkland sites along Huebner creek and Leon Valley Park Zones One, Two, and Three.
- Urge development of bicycle lanes along Bandera Road, and other Leon Valley thoroughfares in conjunction with developing Bexar County and City of San Antonio bike lane plans.
- Resurface Raymond Rimkus Park trails located along southwestern edge using more durable and flood resistant base material to improve access during wet conditions. Currently, considerable mud buildup accompanies rain and flood events along this trail.
- Establish wildflower zone within Raymond Rimkus Park in area better suited to plant growth and maintenance than current location in southern park area.
- Additional picnic table and BBQ grill facility in southwestern addition to Rimkus Park. A2
- Assign responsibility for a continuing review of available grant and other funding options for the acquisition of additional parkland, enhancement projects, and the reprioritization of approved projects based on available funding opportunities.
- Establish a park facility resource inventory and amortization schedule to facilitate park system maintenance and replacement planning.
- Add sun covers to existing mixed-use and softball field bleachers.
- Relocate metal playground equipment (3 units) located adjacent to garden area a few yards, under existing shade trees, and install appropriate fall zone containment and materials.

¹ Handbook for Public Playground Safety, Publication 325, **U. S. Consumer Product Safety Commission Washington, DC 20207.**

² Program Guide 2001 Statewide Transportation Enhancement Program, **Texas Department of Transportation.**

^{3,4} Shadow Mist Park Playground proposal, **Park Place Recreation Designs, LTD.** and drawing.

⁵ Rimkus Park Playground Proposal, **Park Place Recreation Designs, LTD**

Funding Options, Grant Opportunities

- Ben & Jerry's
- Kronkosky Charitable Foundation
Weston Centre
112 East Pecan, Suite 830
San Antonio, Texas 78205
(210) 475-9000
(210) 354-2204 Fax
kronfndn@kronkosky.org
- Kaboom (playgrounds, skate parks, fields)
4455 Connecticut Avenue NW, Suite B100
Washington, D. C. 20008
(202) 659-0215
(202) 659-0210 Fax
- Texas Department of Transportation
Enhancement Program
- Recreation Grants Branch
Texas Parks & Wildlife Department
4200 Smith School Road
Austin, Texas 78744
(512) 912-7124
- Texas Urban Forestry Council
P. O. Box 15083
Austin, Texas 78761
(512) 451-6588
(512) 451-6946

APPENDIX

Park, Recreation, and Open Space Master Plan Guidelines, Texas Recreation and Parks Account Program (TRPA).

Recreation, Park, and Open Space Standards and Guidelines, National Recreation and Park Association (NRPA).

Profile of General Demographic Characteristics: Census 2000 (City of Leon Valley), United States Department of Commerce, Economics and Statistics Administration, U. S. Census Bureau

DP-1 **Profile of General Demographics Characteristics: 2000 Data Set**: Census 2000 Summary File 1 (SF) 100-Percent Data, Geographic Area: Leon Valley city, Texas. American Fact Finder.

Leon Valley, Texas Community Profile, October 2002, City of Leon Valley, Texas

Leon Valley Ordinance No. 03-032, Chapter 24-Subdivision & Plats, December 2, 2003 (Page 34-39) **Requirements for Park Land Dedication or Payment of Fees in Lieu Thereof**, City of Leon Valley, Texas

Texas Recreation and Parks Account Manual

Parkland and Open Space in the Texas Hill Country, TCPS, Texas Center for Policy Studies

Texas Parks & Wildlife Department Grant Programs, Texas Parks & Wildlife Department.

Handbook For Public Playground Safety, U. S. Consumer Product Safety Commission Washington, DC 20207, Pub. No 325.

Public Playground Safety Checklist, Consumer Products Safety Commission. CPSC Document 327.

Program Guide 2001, Statewide Transportation Enhancement Program, Texas Department of Transportation.

Kronkosky Charitable Foundation

Applying for a Grant, Kronkosky Charitable Foundation.

Raymond Rimkus Park Playground Update Proposal, Park Place Recreation Designs, LTD.

Shadow Mist Park Playground Proposal, Park Place Recreation Designs, LTD.

Skateboard Park Proposal, Park Place Recreation Designs, LTD.

LV Parkland Proposed Development Matrix, City of Leon Valley Parks Commission.

Leon Valley Community Map (A1)

Raymond Rimkus Park Site Map (A2)

Shadow Mist Park Site Map (A3) **Wildlife Viewing Platform Conceptual Drawing** (A4)

AN ORDINANCE

**CHARGING THE PARK SUB-COMMITTEE TO RESEARCH AND
EXPLORE POSSIBLE GRANTS FOR THE FUNDING OF PROJECTS IN
THE ADOPTED PARK MASTER PLAN**

Whereas, the City Council of the City of Leon Valley has adopted a Park Master Plan;
and

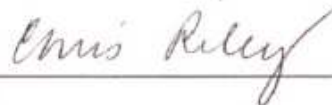
Whereas, the City Council supports the development of additional green spaces
throughout the City and the enhancement of the current park and recreational activities
to serve our citizens; and

Whereas, the City Council encourages the Park Sub-Committee to do all that they can
to support the City Council in this mission.


NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
LEON VALLEY, TEXAS, THAT:

1. The Park Sub-Committee is hereby charged with the responsibility to research
and explore possible grants for the funding of projects in the adopted Park
Master Plan; and
2. That all grants to be pursued by the Committee will be brought before the City
Council for consideration prior to the grant application.

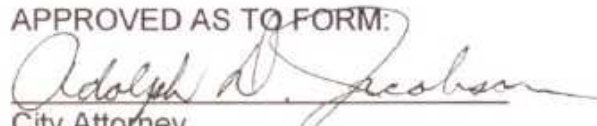
PASSED and **APPROVED** this the 15th day of November, 2005.



Mayor

ATTEST 

City Secretary

APPROVED AS TO FORM:


City Attorney

Appendix N: PARK MASTER PLAN MATRIX

PARKS PROJECT MATRIX.xls

PROJECT	COMPONENT	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
Shadow Mist Park	Parking Lot			30,600							
	Perimeter Trail				47,100						
	Playground, Ages 2-12 Installed		22,209								
	Basketball (half court) Installed						20,889				
	Swing Set Installed		6,733								
	Steel frame shelter Installed		17,632								
	Picnic tables (2)		800								
	Restroom		1,200								
	Landscaping/Trees			3,500							
	Water fountain		300								
	Drainage		6,000								
Rimkus Park Playground	Wood fibre surfacing & containment. Current equipment. Installed		26,841								
	Sun Port 28' X 40' Installed			9,405							
	Misc. repairs to existing equipment	500									
	Resurface walkways		500								
Pose Road Sidewalk adjacent to Rimkus Pl. Peachtree to Evers	Sidewalk					25,000					
	Improved ADA access bridge at Huebner Creek crossing					5,000					
Hike & Bike Trail (New) Recommend use of Pugmill trail base product or equivalent for durability in flood prone areas & concrete in flood way. Recommend trails either course or flowaround existing trees where possible. Recommend placement of benches at appropriate positions along trails	Huebner Creek, East rim, Evers Rd. north, behind PW facility & along drainage to Forest Meadow.			20,000							
	Drainage. Evers & Seneca Drive south to Huebner tract boundary						10,000				
	Juncture of Rimkus trail with Huebner tract trail head										
	Huebner Creek, West rim, South from Bandera Road to William Rancher Road				9,000						
	Huebner Creek, West rim, South from Wm. Rancher Road to Leon Valley City Limit as negotiated with private owners				7.5/LF						
	Huebner Creek, West rim, Evers Rd. north, to Baldy Drive.						30,000				
	Signage			300	300		600				
	Benches for trails (12)			1,251	1,251		2,502				
Seneca Hill/Ridge at Leon Valley Park Pending land acquisition	Development similar to Shadow Mist										

PARKS PROJECT MATRIX.xls

PROJECT	COMPONENT	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
Wildlife viewing platform Rimkus Park adjacent to Huebner tract.	Raised 20' X 12' platform with railings, perimeter seating and disabled accessible ramp	6,000									
Raymond Rimkus Park	Expand Basketball Ct., South of Tennis Ct. to regulation size and resurface						3,500				
	Automatic wildlife watering station adjacent to wildlife viewing area	400									
	Addition of (3) treed groves with benches at selected park locations	3,000									
	Establish designated wildflower zone	N/A									
	Permanent sign assy. at Poss Road for the purpose of accomodating official park activity announcements	300									
	Skate Park										36,500
	Pet Park								9,000		
	Additional pad, picnic table and BBQ pit at SW addition to Rimkus Park				12,000						
	Resurface rock trail at southern park section	3,000									
	Pet watering stations (2) adjacent to restrooms	200									

**Appendix O: American Institute of Architects Study
– Sustainability Design Assessment Team (SDAT)**